

## Summary of Planning Application Fees

These fees apply from 1<sup>st</sup> April 2026

This document is based upon the [Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#) amended by the [Town and Country Planning \(Fees for Applications\) \(Scotland\) Amendment Regulations 2026](#)

<b>Applications for Planning Permission (FULL) and Applications for Approval Required by Condition (ARC)</b>		
<b>Category</b>		<b>Fee Payable</b>
<b>RESIDENTIAL DEVELOPMENT</b>		
<b>New dwellings</b>		
1. Construction of buildings, structures or erections for use as residential accommodation (other than development within categories 2 to 6).  *ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000  ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856  ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £178,560	Up to 10	£742 per dwelling
	11-49	£742 for first 10 then £557 per dwelling
	50+	£742 for first 10 then £557 per dwelling up to 49 then £310 per dwelling  Subject to a maximum of £185,524*
<b>Existing dwellings (householder)</b>		
2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling.	1 dwelling	£371**
	2 or more dwellings	£742**

\*\*reduction in fee may apply if dwelling is within a [Conservation Area](#) (Conditions apply)

<p>3.</p> <p>(a) The carrying out of operations, including the erection of a building within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or</p> <p>(b) The erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.</p>	<p>£371</p> <p>£371**</p>
<p><b>NON-RESIDENTIAL BUILDINGS</b></p> <p>4. The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £178,560</p>	<p>(a) where no floor area is created or the gross floor space created does not exceed 50 square metres, £371,</p> <p>(b) where the gross floor space created exceeds 50 square metres, £742 in respect of any gross floor space up to 100 square metres,</p> <p>(c) where the gross floor space exceeds 100 square metres, £742 plus £742 per 100 square metres in respect of any gross floor space exceeding 100 square metres and up to 4,000 square metres,</p> <p>(d) where the gross floor space exceeds 4,000 square metres, £29,680 plus £357 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £185,524*,</p> <p>(e) where no buildings are to be created, £742 per 0.1 hectare of site area, subject to a maximum of £185,524*.</p>
<p><b>Agricultural Buildings</b></p> <p>5. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).</p>	<p>(a) Where the ground area to be covered by the development does not exceed 500 square metres, £618,</p> <p>(b) Where the ground area to be covered by the development exceeds 500 square metres, £618 plus £618 for each 100 square metres in excess of 500 square metres, subject to a maximum of £30,921.</p>

<p><b>Glasshouses and polytunnels</b></p> <p>6. The erection of glasshouses or polytunnels to be used for agricultural purposes.</p>	<p>£124 for each 100 square metres of ground area to be covered by the development subject to a maximum of £6,184.</p>
<p><b>ENERGY GENERATION</b></p> <p>7. The erection of wind turbines and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £178,560</p>	<p>(a) Where the number of turbines does not exceed 3—</p> <p>(i) where none of the turbines have a ground to hub height exceeding 15 metres, £1,546,</p> <p>(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £3,092,</p> <p>(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £6,184.</p> <p>(b) Where the number of turbines does exceed 3, £618 for each 0.1 hectare of site area, subject to a maximum of £185,524.*</p>
<p>8. The construction of a hydro-electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£618 for each 0.1 hectare of site area, subject to a maximum of £30,921.</p>
<p>9. The construction of a solar electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£618 for each 0.1 hectare of site area, subject to a maximum of £30,921.</p>

<p>10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 0.1 hectares, £1,236,</p> <p>(b) Where the site area exceeds 0.1 hectares, £1,236 in respect of the first 0.1 hectares of site area, plus £618 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £185,524.</p>
<p><b>FISH AND SHELLFISH FARMING</b></p> <p>11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.</p>	<p>£247 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £92 for each 0.1 hectare of the seabed to be used in relation to such development, subject to a maximum of £30,921.</p>
<p>12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.</p>	<p>£134 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of shellfish farming, subject to a maximum of £30,921.</p>
<p>13. The erection, alteration or replacement of plant or machinery.</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £178,560</p>	<p>(a) Where the site area does not exceed 5 hectares, £618 for each 0.1 hectare of site area,</p> <p>(b) Where the site area exceeds 5 hectares, £30,900 plus £310 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £185,524.*</p>

<p>14. The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£618</p>
<p>15. Operations for the winning and working of minerals (not including peat).</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,236,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,236 plus £618 for each 0.1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £93,318, plus £310 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £185,524</p>
<p>16. Operations for the extraction of peat.</p>	<p>(a) £618 for each 0.1 hectare of site area, subject to a maximum of £7,421.</p>
<p>17. The carrying out of any operations not coming within any of the above categories.</p> <p>*ARC applications whereby the Planning Permission in Principle was granted on or after 01 April 2022 and before 12 December 2024 the fee payable is subject to a maximum of £150,000</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 12 December 2024 and before 9 June 2025 the fee payable is subject to a maximum of £172,856</p> <p>ARC applications whereby the Planning Permission in Principle was granted on or after 9 June 2025 and before 1 April 2026 the fee payable is subject to a maximum of £178,560</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,236,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,236 plus £618 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £10,506 plus £310 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £185,524*.</p>

<p><b>USE OF LAND</b></p> <p>18. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,236,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,236 plus £618 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £93,318 plus £310 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £185,524</p>
<p>19. The use of land for the storage of minerals in the open.</p>	<p>(a) Where the site area does not exceed 0.1 hectare, £1,236,</p> <p>(b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,236 plus £618 for each 1 hectare of the site area in excess of 0.1 hectare,</p> <p>(c) Where the site area exceeds 15 hectares, £93,318 plus £310 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £185,524.</p>
<p><b>CHANGE OF USE OF BUILDINGS OR LAND</b></p> <p>20. The change of use of a building to use as one or more dwellinghouses.</p>	<p>(a) Where the number of dwellinghouses to be created by the development does not exceed 10, £742 for each dwellinghouse,</p> <p>(b) Where the number of dwellinghouses to be created by the development is fewer than 50, £742 for the first 10 dwellinghouses, and £557 for each dwellinghouse thereafter,</p> <p>(c) Where the number of dwellinghouses to be created by the development is 50 or more, £742 for each of the first 10 dwellinghouses, £557 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £310 for each dwellinghouse in excess of 50, subject to a maximum total of £185,524</p>

<p>21. A material change in the use of a building (other than a change of use referred to in category 20).</p>	<p>(a) Where the gross floor space does not exceed 100 square metres, £742,</p> <p>(b) Where the gross floor space exceeds 100 square metres, £742 plus £742 per 100 square metres up to 4,000 square metres,</p> <p>(c) Where the gross floor space exceeds 4,000 square metres, £29,680 plus £371 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £185,520.</p>
<p>22. A material change in the use of land (other than— (a) a change of use within category 21, or (b) a change of use within categories 18 or 19, or (c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming).</p>	<p>(a) £618 per 0.1 hectare of site area subject to a maximum of £6,184.</p>

## **FEEs FOR APPLICATIONS FOR PLANNING PERMISSION IN PRINCIPLE (PPP)**

Category	Fee Payable
<p data-bbox="204 264 692 300"><b>RESIDENTIAL DEVELOPMENT</b></p> <p data-bbox="204 340 448 376"><b>New dwellings</b></p> <p data-bbox="204 421 831 524">1. Construction of buildings, structures or erections for use as residential accommodation.</p>	<p data-bbox="890 443 1426 515">(a) where only one dwellinghouse is to be created, £742,</p> <p data-bbox="890 555 1426 725">(b) where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £742 for each 0.1 hectare of the site area,</p> <p data-bbox="890 766 1442 1048">(c) where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £742 for each 0.1 hectare up to 2.5 hectares of the site area, and then £371 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £92,762.</p>
<p data-bbox="204 1191 727 1227"><b>NON-RESIDENTIAL BUILDINGS</b></p> <p data-bbox="204 1263 847 1335">2. The construction of buildings, structures or erections including extensions.</p>	<p data-bbox="890 1263 1426 1433">£742 for each 0.1 hectare up to 2.5 hectares of the site area, and then £371 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £92,762.</p>

**FEES FOR APPLICATIONS FOR A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT UNDER SECTION 150 OR A CERTIFICATE OF PROPOSED USE OR DEVELOPMENT UNDER SECTION 151 OF THE 1997 ACT (CLE/CLP)**

Category		Fee Payable
<p><b>CERTIFICATES OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT</b></p> <p>1. An application under section 150(1)(a) or (b) of the 1997 Act (or both as the case may be). The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).</p> <p>2. An application under section 150(1)(c) of the 1997 Act.</p>		<p>The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).</p> <p>£371</p>
<p><b>CERTIFICATES OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT</b></p> <p>3. An application under section 151(1) of the 1997 Act (apart from one within category 4).</p>		<p>Half the planning application fee</p>
<p>4. An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses.</p>		<p>£742 for each dwelling Subject to maximum of £185,524</p>

**FEES FOR A DETERMINATION AS TO WHETHER THE PLANNING AUTHORITY'S PRIOR APPROVAL IS REQUIRED IN RELATION TO DEVELOPMENT UNDER SCHEDULE 1 OF THE GENERAL PERMITTED DEVELOPMENT ORDER**

Category		Fee Payable
1. An application made for determination as to whether the prior approval of the planning authority is required in relation to development under schedule 1 of the General Permitted Development Order (other than one within categories 2 to 9).		£215
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.		No fee
3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.		£644
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations) of schedule 1 of the General Permitted Development Order.		£644
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming) of schedule 1 of the General Permitted Development Order.		£805
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.		£644
7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.		£644
8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations) of schedule 1 of the General Permitted Development Order.		No fee
9. An application made by virtue of sub paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators) of schedule 1 of the General Permitted Development Order.		£805

**OTHER APPLICATIONS, CONCESSIONARY FEES AND EXEMPTIONS**

<b>Category</b>	<b>Fee Payable</b>
Advertisement Consent	£371
Listed Building Consent	No Fee
Applications in Conservation Areas  (a) the application relates solely to— (i) the carrying out of operations for the alteration of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse), or (ii) other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse),  (b) the dwellinghouse is in a conservation area,  (c) the application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order, and  (d) the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.	Fee reduced by 25%
Works to improve a disabled person's access to a public building, or to improve their access, safety, health or comfort within the dwelling house	No fee
Applications by community councils	Half the applicable planning fee
Applications required because of removal of permitted development rights by a condition or by an Article 4 Direction	No fee
Applications required because of the removal of a condition of a right to make a change of use within the Use Classes Order	No fee
Applications for the provision of facilities for sport or recreation (non profit organisation)	£742
Revised or fresh applications for development or advertisements of the same character or description within 12 months of refusal, or within 12 months of expiry of the statutory 2 months period where the applicant has appealed to the Secretary of State on the grounds of non-determination.	No fee
Revised or fresh applications for development of the same character or description within 12 months from the validation date of a previous application or 6 months from the date the application was withdrawn, whichever is the latest. Only one free go will apply.	No fee
Revised or fresh applications for development of the same character or description within 12 months of receiving permission	No fee
Renewal of Planning Permission	Full Fee
Application to develop land without complying with previous conditions (Section 42)	£371

Application for hazardous substances consent	£1,484
Application for continuation of hazardous substances consent or removal of conditions attached to a hazardous substances consent	£742

<b>OTHER FEES</b>	
<b>Category</b>	<b>Fee Payable</b>
<b>Advertising an application for</b>	
Neighbour Notification (where there are no premises to allow the Council to send the notification)	£187
Applicant cannot notify owner(s) and agricultural tenants	
Schedule 3 (Bad Neighbour) Development	
Departure from the Development Plan	
Schedule 3 Development with Neighbour Notification	
Departure from the Development Plan with Neighbour Notification	
Environmental Impact Assessment	£510
<b>Pre-application Charges</b>	
Major Pre Application Enquiry	Half normal application fee up to maximum of £4685.50+VAT (=£5622.60 )
Local Pre Application Enquiry (Other than Householder Developments)	Half normal application fee up to maximum of £2315 + VAT (=£2778)
Householder Pre Application Enquiry	£99+VAT (=£118.80)

Listed Building Pre Application Enquiry (for Listed Building Alterations only)	£99+VAT (=£118.80)
<b>Additional Meeting Costs: Pre-Application</b>	
Major	£275.50+VAT = £330.60
Local (Non-Householder)	£165+VAT = £198
Householder & Listed Building	£66+VAT =£79.20

<b>Property History Searches</b>	
Planning Application History for a Single Property	£253.50 + VAT (=£304.20)
Certified Copy of Decision Notice	£82+VAT (=£98.40)
Certified Copy of Decision Notice including Plans (Advert and Minor Applications)	£149.50+VAT (=£179.40)
Certified Copy of Decision Notice including Plans (Local/Major <sup>1</sup> Applications)	£302.50+VAT (=£363)
<b>Request to vary a permission (S64 - Non-Material Variation of a Planning Permission)</b>	£247 + VAT (£296.40)
<b>Request for written confirmation of compliance with a condition</b>	£124 + VAT (£148.80)
<b>Applications made in retrospect (Effective 1 October 2022)</b>	25% increase in applicable planning fee +VAT
<b>Completion of Development</b>	
House Extensions and Alterations	£148.50+VAT (=£178.20)
Individual Dwellings (cost per unit)	£148.50+VAT (=£178.20)
Other Development Types e.g. industrial or retail	From £429.50+VAT (=£515.40)
<b>High Hedge Application</b>	£463+VAT (=£555.60)

## ADMINISTRATION CHARGES

<b>Category</b>		<b>Fee Payable</b>
<b>Submitting paper applications</b>	Householder	£35+VAT (=£42)
	Non Householder	£93+VAT (=£111.60)
	Major Applications	£214.50 +VAT (=£257.40)
<b>Refund Charge</b>		£23+VAT (=£27.60)
<b>Charges For Monitoring And Management Of Section 75 Agreements</b>	Householder applications or local applications relating to a single dwellinghouse	£121 +VAT (=£145.20)
(Payment of fees will require to be made prior to the notice of planning permission being issued)	Local developments relating to more than a single dwellinghouse where planning obligations relate only to payment of financial contributions	£606 +VAT (=£727.20)
Please Note: Legal Services may apply separate charges in relation to process of S75 Agreements.	Local developments where planning obligations comprise payment of financial contributions and provision of affordable housing and/or other infrastructure	£1215 +VAT (=£1458)
	Major development where planning obligations relate to payment of contributions only	£1821.50+VA T (=£2185.80)
	Major developments where planning obligations relate to payment of financial contributions and provision of affordable housing and/or other infrastructure	£2430.50+VA T (=£2916.60)
	National and Major developments where planning obligations relate to payment of financial contributions and provision of affordable housing and/or other infrastructure over a period of 10 years or more	£6077 +VAT (=£7292.40)